



## Land For Sale

2.34 acres available



# 1424-1434 E. Main Street

Saint Charles, IL 60174

**Kevin J. O'Donnell**  
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## OFFERING SUMMARY

**Sale Price:** \$1,120,000

**Price / SF:** \$10.99

**Lot Size:** 2.34 Acres

## PROPERTY HIGHLIGHTS

- Approximately 2.34 acres directly on Main Street/Route 64
- Zoned for many uses including possible multi-family, medical, or senior/assisted living
- Adjacent to open park area
- Next to dense multi-family and single family residences
- Land includes buildings

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,813	19,142	41,463
Total Population:	7,139	50,748	115,766
Average HH Income:	\$115,858	\$110,619	\$111,077

for more information contact:

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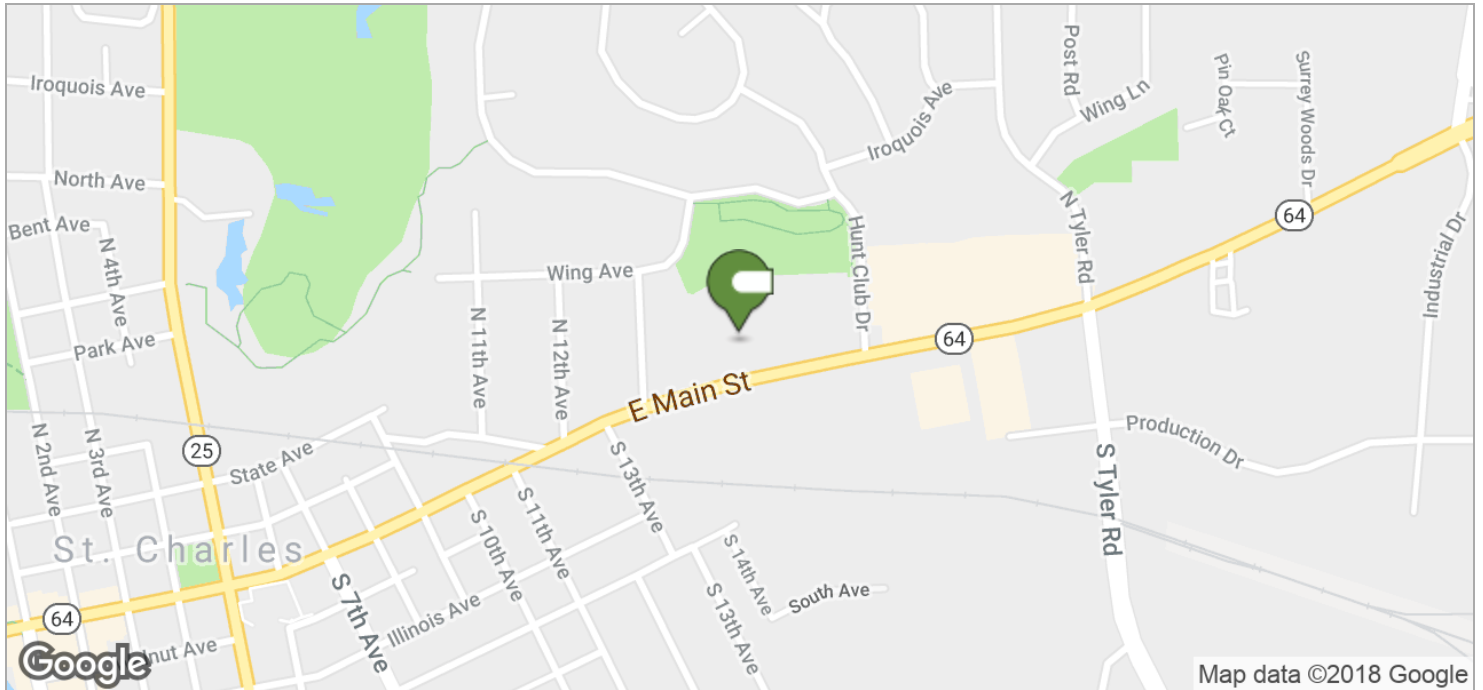
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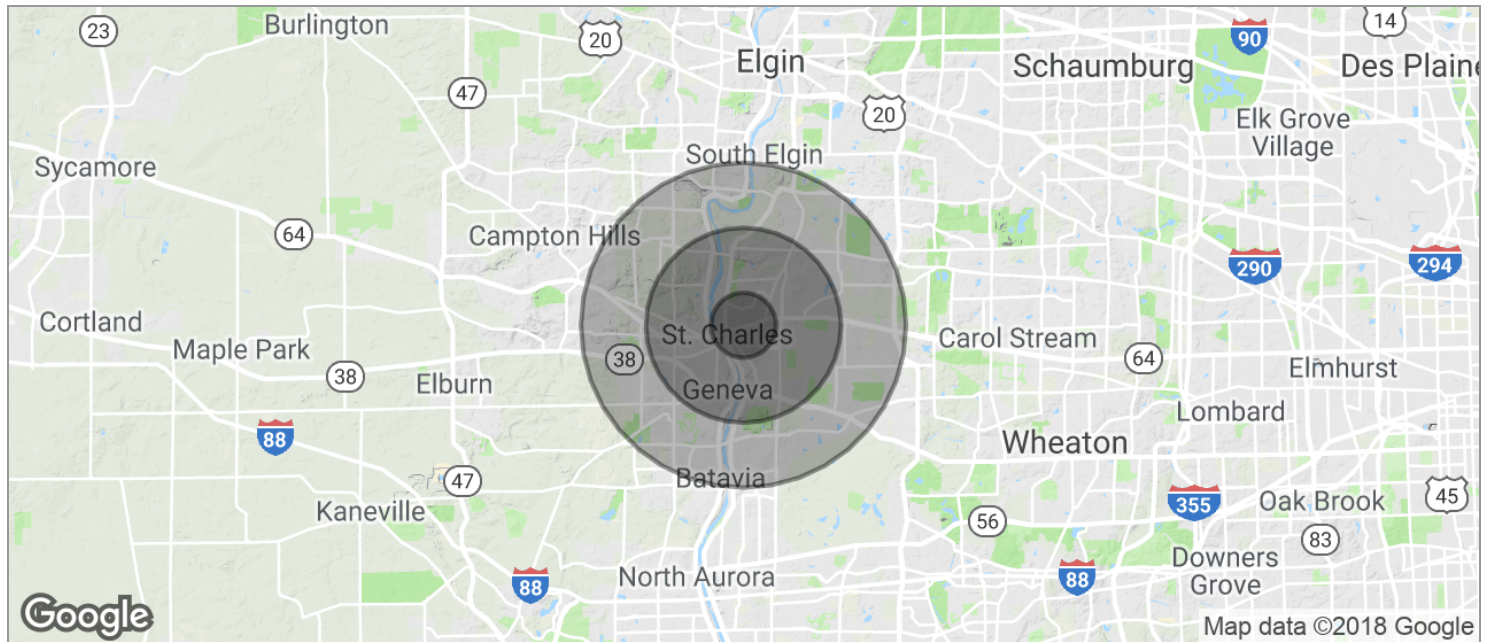
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,139	50,748	115,766
MEDIAN AGE	41.5	40.2	39.1
MEDIAN AGE (MALE)	38.0	38.2	38.1
MEDIAN AGE (FEMALE)	45.3	42.6	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,813	19,142	41,463
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$115,858	\$110,619	\$111,077
AVERAGE HOUSE VALUE	\$419,866	\$389,237	\$388,204

\* Demographic data derived from 2010 US Census

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